

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57	-59	ORVIS RD, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ODENWALD KURT/KARLA			
Owner 2:				
Owner 3:				
Street 1:	57 ORVIS RD			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	PARK LAWRENCE T/JENNIFER M -		
Owner 2:	-		
Street 1:	57 ORVIS RD		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains .119 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Vinyl Exterior and 2977 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5184		Sq. Ft.	Site		0	80.	1.11	1									460,418						460,400	
Total AC/HA:	0.11901			Total SF/SM:	5184		Parcel LUC:	104	Two Family			Prime NB Desc	ARLINGTON							Total:	460,418		Spl Credit			Total:	460,400

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	5184.000	742,900	5,100	460,400	1,208,400		5906
							GIS Ref
							GIS Ref
Total Card	0.119	742,900	5,100	460,400	1,208,400	Entered Lot Size	GIS Ref
Total Parcel	0.119	742,900	5,100	460,400	1,208,400	Total Land:	Insp Date
Source: Market Adj Cost		Total Value per SQ unit /Card:		405.98	/Parcel: 405.98	Land Unit Type:	11/02/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2022	104	FV	742,900	5100	5,184.	460,400	1,208,400		Year end	12/23/2021	PRINT	
2021	104	FV	710,700	5100	5,184.	460,400	1,176,200		Year End Roll	12/10/2020		Date
2020	104	FV	710,800	5100	5,184.	460,400	1,176,300	1,176,300	Year End Roll	12/18/2019	12/29/21	18:46:10
2019	104	FV	528,700	5100	5,184.	489,200	1,023,000	1,023,000	Year End Roll	1/3/2019		
2018	104	FV	528,700	5100	5,184.	356,800	890,600	890,600	Year End Roll	12/20/2017	LAST REV	
2017	104	FV	497,400	5100	5,184.	310,800	813,300	813,300	Year End Roll	1/3/2017	Date	Time
2016	104	FV	497,400	5100	5,184.	264,700	767,200	767,200	Year End	1/4/2016	06/09/21	13:45:00
2015	104	FV	438,600	5100	5,184.	259,000	702,700	702,700	Year End Roll	12/11/2014	danam	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/3/2017	TTL REFUSAL	HS	Hanne S
5/19/2009	Measured	189	PATRIOT
12/4/2008	MLS	MM	Mary M
9/24/1999	Meas/Inspect	264	PATRIOT
8/27/1993		PC	PHIL C

Sign:

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Sign: VERIFICATION OF VISIT NOT DATA / /



USER DEFINED

	Prior Id # 1:	5906
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

